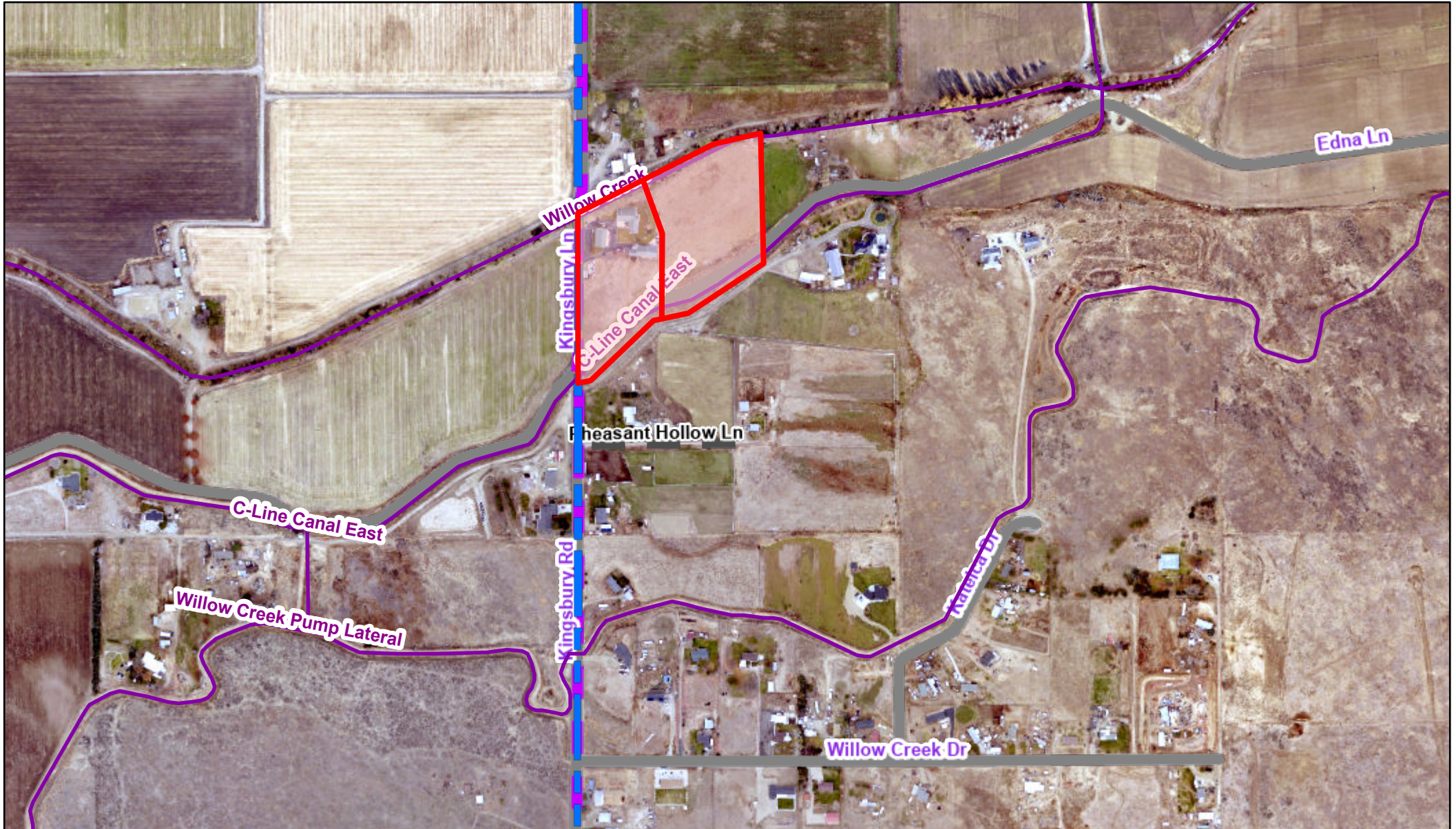
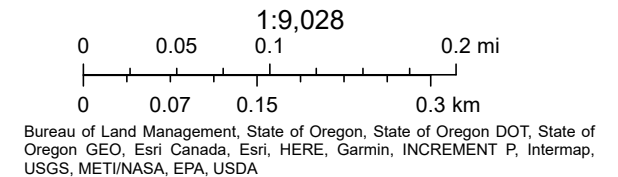


# Canyon County, ID Web Map



5/1/2023, 9:43:07 AM

- |  |                                      |  |                   |  |                             |
|--|--------------------------------------|--|-------------------|--|-----------------------------|
|  | Multiple Parcel Search _Query result |  | City Limits       |  | ITDFunctionalClassification |
|  | Hydro_NHDFlowline                    |  | CC_PrivateRoads   |  | Major Collector             |
|  | County Boundary                      |  | CanyonCountyRoads |  | Red: Band_1                 |
|  | Current Impact Area                  |  | Roads             |  | Green: Band_2               |





# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	<b>OWNER NAME:</b> Chris & Mary Jaggers	Avery Family Trust
	<b>MAILING ADDRESS:</b> 25744 Kingsbury Ln. Middleton, ID 83644	250 Vali Hi Rd. Eagle, ID 83616
	<b>PHONE:</b> [REDACTED]	

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:

*Chris & Mary Jaggers*

Date: \_\_\_\_\_

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	<b>CONTACT NAME:</b> Keri K. Smith
	<b>COMPANY NAME:</b> Treasure Valley Planning, LLC
	<b>MAILING ADDRESS:</b> 17741 Linden Ln. Caldwell ID 83607
	<b>PHONE:</b> 208.960.4811 <b>EMAIL:</b> kerikay@hotmail.com

<b>SITE INFO</b>	<b>STREET ADDRESS:</b> 25744 Kingsbury Ln. Middleton, ID 83644
	<b>PARCEL #:</b> R37468012A1 & R37468012A <b>LOT SIZE/AREA:</b> 4.997 & 5.973
	<b>LOT:</b> <b>BLOCK:</b> <b>SUBDIVISION:</b>
	<b>QUARTER:</b> NW <b>SECTION:</b> 26 <b>TOWNSHIP:</b> 5N <b>RANGE:</b> 2W
	<b>ZONING DISTRICT:</b> Ag <b>FLOODZONE (YES/NO):</b> Yes, Zone A

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> <b>CONDITIONAL USE</b>	<input type="checkbox"/> <b>COMP PLAN AMENDMENT</b>	<input type="checkbox"/> <b>CONDITIONAL REZONE</b>
	<input checked="" type="checkbox"/> <b>ZONING AMENDMENT (REZONE)</b>	<input type="checkbox"/> <b>DEV. AGREEMENT MODIFICATION</b>	<input type="checkbox"/> <b>VARIANCE &gt; 33%</b>
	<input type="checkbox"/> <b>MINOR REPLAT</b>	<input type="checkbox"/> <b>VACATION</b>	<input type="checkbox"/> <b>APPEAL</b>
	<input type="checkbox"/> <b>SHORT PLAT SUBDIVISION</b>	<input checked="" type="checkbox"/> <b>PRELIMINARY PLAT SUBDIVISION</b>	<input checked="" type="checkbox"/> <b>FINAL PLAT SUBDIVISION</b>

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> <b>ADMINISTRATIVE LAND DIVISION</b>	<input type="checkbox"/> <b>EASEMENT REDUCTION</b>	<input type="checkbox"/> <b>SIGN PERMIT</b>
	<input type="checkbox"/> <b>PROPERTY BOUNDARY ADJUSTMENT</b>	<input type="checkbox"/> <b>HOME BUSINESS</b>	<input type="checkbox"/> <b>VARIANCE 33% &gt;</b>
	<input type="checkbox"/> <b>PRIVATE ROAD NAME</b>	<input type="checkbox"/> <b>TEMPORARY USE</b>	<input type="checkbox"/> <b>DAY CARE</b>
	<input type="checkbox"/> <b>OTHER</b> _____		

**CASE NUMBER:** RZ 2023-0003

**DATE RECEIVED:** 4-28-23

**RECEIVED BY:** S. Hammond

**APPLICATION FEE:** 950.00 (CK) MO CC CASH

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_  
☐ How many Individual Domestic Wells are proposed? 1 existing, 1 new

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

- ☒ Surface ☐ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☒ Gravity

**5. ACCESS:**

- ☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:**

- ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)**

Willow Creek

<b>RESIDENTIAL USES</b>
-------------------------

**1. NUMBER OF LOTS REQUESTED:**

☒ Residential 2      ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_

☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

2. **FIRE SUPPRESSION:** n/a

☐ Water supply source: \_\_\_\_\_

**2. FIRE SUPPRESSION:** n/a

☐ Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks      ☐ Curbs      ☐ Gutters      ☐ Street Lights      ☒ None

**3. INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

## NON-RESIDENTIAL USES

12	27	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1. **SPECIFIC USE** ~~X~~ \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

☐ Monday \_\_\_\_\_ to \_\_\_\_\_

☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_

☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_

☐ Thursday \_\_\_\_\_ to \_\_\_\_\_

☐ Friday \_\_\_\_\_ to \_\_\_\_\_

☐ Saturday \_\_\_\_\_ to \_\_\_\_\_

☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☐ No

**4. WILL YOU HAVE A SIGN?**    ☐ Yes    ☐ No    ☐ Lighted    ☐ Non-Lighted

Height: \_\_\_\_\_ ft      Width: \_\_\_\_\_ ft.      Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**  
How many parking spaces? \_\_\_\_\_  
Is there is a loading or unloading area? \_\_\_\_\_

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Is there is a loading or unloading area? \_\_\_\_\_

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** ~~X~~ \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### Select Application Type:

- ☒ Zoning **Map** Amendment (Rezone)
- ☒ Rezone (No conditions; CCZO §07-06-05)
- ☐ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance)

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed (See attached application)
<input checked="" type="checkbox"/> Letter of Intent: <ul style="list-style-type: none"><li>- <b>Map Amendments:</b> Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 &amp; 07-06-07(6):<ul style="list-style-type: none"><li>• Is the request generally consistent with the comprehensive plan?</li><li>• When considering the surrounding land uses, is the request more appropriate than the current zoning designation?</li><li>• Is the request compatible with surrounding land uses?</li><li>• Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)</li><li>• Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)</li><li>• Does legal access to the subject property for the request exist or will it exist at the time of development?</li><li>• Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)</li><li>• Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)<ul style="list-style-type: none"><li>○ <b>Conditional rezone</b> requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. <u>See conditional rezone option disclosure below.</u></li></ul></li></ul></li><li>- <b>Text Amendments:</b> Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.</li></ul>
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
<input checked="" type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet
<input type="checkbox"/> Draft of proposed ordinance change (text amendment only)
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property
<input checked="" type="checkbox"/> \$950 Rezone or \$1,400 for a Conditional Rezone
<input type="checkbox"/> \$2800 Text Amendment
(Fees are non-refundable)

✓ Agencies

**NOTE:**

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

**CONDITIONAL REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: \_\_\_\_\_

DSD Planner: \_\_\_\_\_

Associated Case No: \_\_\_\_\_

# Combined Application Request

April 28, 2023

Canyon County Development Services  
111 North 11th Avenue #140  
Caldwell, ID 83605

Re: Combined Application Request Rezone, Preliminary and Final Plat Applications for Parcel  
#R37468012A & R37468012A1

**07-01-11: COMBINING APPLICATIONS:**

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

In accordance with the application requirements, this is a letter of intent to officially request a combined application process and fee for a rezone and subdivision of private property also known as Bow-Tie Estates Subdivision.

The full amount of fees per the adopted fee schedule are included with the application, but if the application is noticed jointly the County should have reduced costs in noticing, staff time and actual hearings being conducted. Thus, the request to officially consider them as a joint application and to reduce the fees be a fair percentage of work to be completed. If you need any additional information, I am happy to develop or provide upon request.

Thank you for this consideration.



Keri Smith  
Treasure Valley Planning



# Letter of Intent

April 14, 2023

Canyon County Development Services  
111 North 11th Avenue #140  
Caldwell, ID 83605

Re: Rezone, Preliminary and Final Plat Applications for Parcel #R37468012A & R37468012A1

In accordance with the application requirements, this is a letter of intent for a rezone and subdivision of private property. Specifically, from Agriculture to Rural-Residential. The subdivision includes two residential lots; lot one with an existing home and outbuildings of approximately 5-acres and lot two, a new buildable rural residential lot of approx. 6-acres.

Existing Zoning: "A" Agriculture

Existing Use: Rural Residential (RR)

2030 Future Land Use Map: Ag (which supports Rural-Residential)

Floodplain: Zone A (a completed flood study with Base Flood Elevation Data is attached)

Star City Impact Area: received email of support and preliminary waiver of subdivision improvements.

The property borders Willow Creek on the northern property boundary and is located within a mapped special flood hazard area, zone A. A flood study to determine BFE was required before any further development can be considered. Ackerman-Estvold has completed the required study and established a BFE (the study is included with the application for review).

There has been no opposition from our neighbors within the required 600ft for the proposed development. The area around the subject property has been in transition since the 70's. There are a number of platted subdivisions and parcel splits that are approx. 5 acres and zoned RR around us. The parcel is not viable for commercial farming, but is viable for hobby farming and self-sustaining ownership.

A notice to neighbors was sent to the required notification area on February 13, 2023. The meeting was held on February 22, 2023 and no issues were reported. A neighborhood meeting was also held for the original application request on April 25, 2022 and there was no opposition to the proposed 2 lots.

We thank you for the review of our submitted applications. And we look forward to a favorable outcome.

  
Keri Smith

Owner/Principal

Treasure Valley Planning, LLC

Hearing Criteria for a Conditional Rezone (07-06-07(6)A):

A. Is the proposed zone change generally consistent with the comprehensive plan;

Yes. The proposed conditional rezone is consistent with many policies and goals within the 2030 Comprehensive Plan. The future land use map designates the property as "Agriculture" which is compatible with the proposed request. This request is also compatible with the City of Star's land use being low density residential.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;

Yes. All land south and east and are consistent or more dense than the requested zone change. If this land was zoned appropriate to the lot sizes, they would be zoned RR. RR is a good transition, especially 5+ acre size lots, to the larger agriculture uses to the north of the subject property (which range from 9-20 acres approximately).

C. Is the proposed zoning map amendment compatible with surrounding land uses;

Yes. The surrounding area is primarily zoned agricultural and rural-residential but is primarily used as rural-residential to the south and east of the subject property. Also refer back to the answer for B. above. The 2030 future land use designation is "Agriculture", but Rural-Residential Zoning is an appropriate/allowed use in this designated area. The land to the west of the subject property is approximately 141 acres and the property owner already co-exists with the farming operations. Other similar development has already encroached on this existing farm at the center of similar rural residential developments.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The proposed zoning amendment to Rural Residential is consistent with two similar rezone requests within 2,000 feet of the subject property to Rural-Residential and the parcels immediately south of the subject property area also rural in nature with average lot sizes of 5 acres and below. Within approximately 1,000 feet there are over 30 lots with less than 2 acre lots. The 8 parcels immediately south range from 5 to 8 acre parcels. Thus, the request for 2 lots of equal size is consistent with the immediate character of the area and makes a great transition to the larger parcels to the north and west of the subject property. No measures to mitigate impacts are necessary and the neighbors were all supportive of the request because it would not negatively affect the existing character of the area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed zoning map amendment:

Yes, adequate facilities and services are available to accommodate the requested use. City services are not available to the property. Future development will require domestic wells and septic systems. The site is not located within a nitrate priority area. The Jagger's, owner of Lot 2 worked with Southwest District Health and has been approved for an additional septic system, permit #:013838, dated 12-27-22.

The delivery of irrigation water is through the use of historic irrigation and will remain unchanged. The subject property has 5-acres of irrigation water rights. The irrigation water has never been used to water existing grass and scrubs surrounding the home. The home and 5-acres, *lot 1*, will not retain any irrigation water rights. The irrigation pump and power source are located on *lot 2*. After a discussion with Black Canyon Irrigation District, it's the Jagger's understanding that the lot size must be 5-acres or larger to retain water rights. *Lot 2* is approx. 6-acres and will retain the 5-acres of water rights.

Power and necessary utilities are available to the site.

- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;

Yes. Lot one, via frontage onto Edna Lane via Kingsbury Ln (private). Lot 2, has frontage along Edna Lane, and at the time of building permit, a new access permit for an approach onto Edna Lane will be applied for.

- G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts;

No public street improvements are required. Canyon Highway District #4 (CHD) is requiring public right of way dedication for Kingsbury Lane in accordance with the Functional Classification Map and this will be complied with.

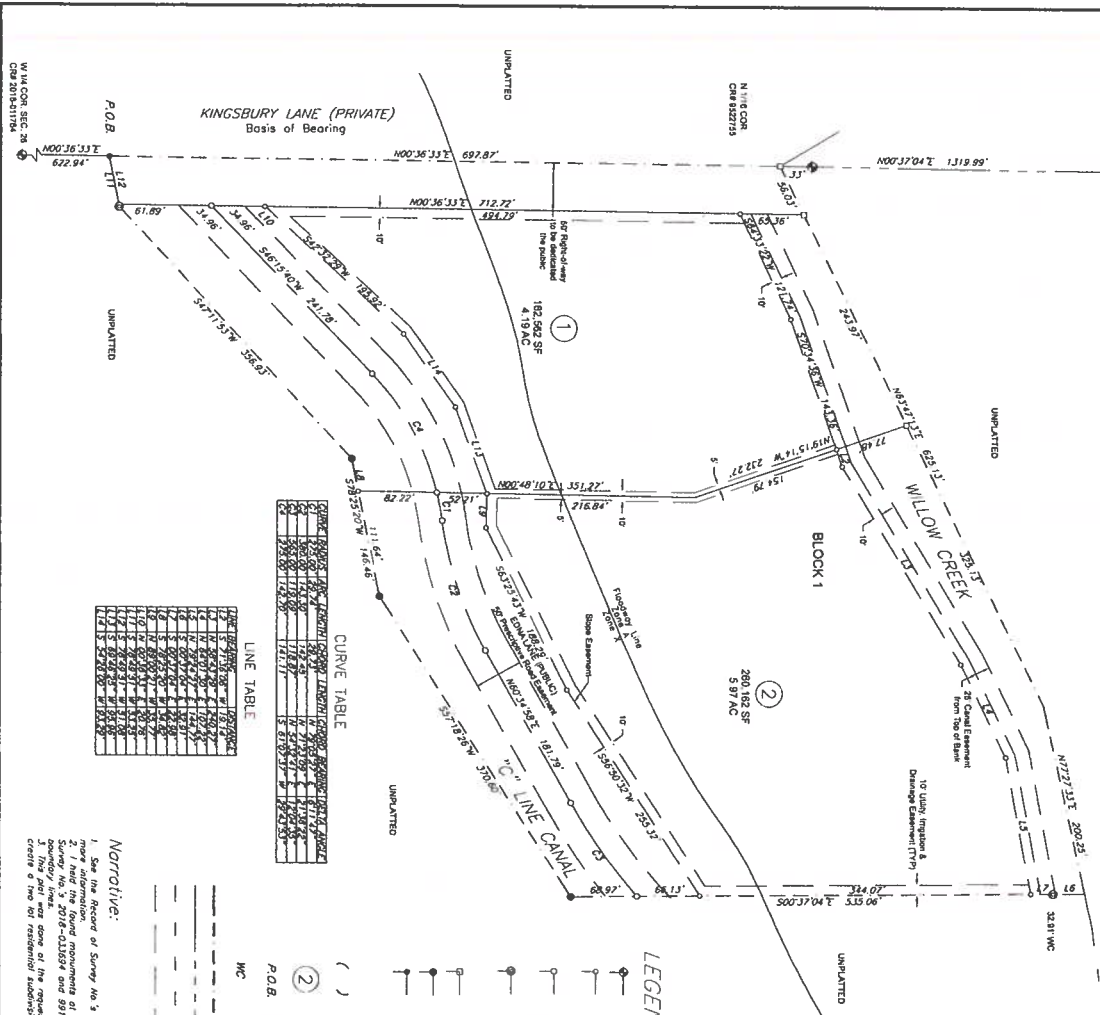
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

A two lot subdivision, with one existing residence will not impact essential public services and facilities. All affected agencies will be notified and have an opportunity to respond as part of this application. Any concerns will be considered carefully, but we do not anticipate any.

FINAL PLAT

# BOW-TIE ESTATES SUBDIVISION

PART OF THE W 1/2 OF THE NW 1/4 OF  
SECTION 26, T. 5 N., R. 2 W., B.M.  
CANYON COUNTY, IDAHO  
2023



CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 89° 41' 12\"	112.22'	112° 22' 12\"	112.22'
1+112.22	S 89° 41' 12\"	112.22'	67° 59' 48\"	112.22'
1+224.44	S 11° 11' 12\"	112.22'	112° 22' 12\"	112.22'
1+336.66	N 11° 11' 12\"	112.22'	67° 59' 48\"	112.22'
1+448.88	N 89° 41' 12\"	112.22'	112° 22' 12\"	112.22'

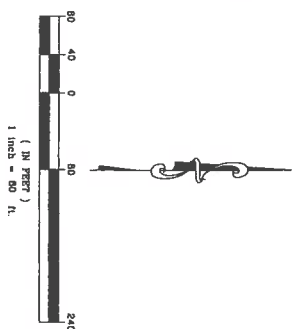
LINE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 89° 41' 12\"	112.22'	112° 22' 12\"	112.22'
1+112.22	S 89° 41' 12\"	112.22'	67° 59' 48\"	112.22'
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1+448.88	N 89° 41' 12\"	112.22'	112° 22' 12\"	112.22'

## LEGEND

- Found Brass Cap
- Set 1/2\" rebar with plastic cap labeled 'P.S. 12220'
- Set 5/8\" rebar with plastic cap labeled 'P.S. 12220'
- Found 1/2\" rebar replaced with a 5/8\" rebar with plastic cap labeled 'P.S. 12220'
- Calculated Point
- Found 5/8\" rebar. Set cap.
- Found 1/2\" rebar.
- Record Distance
- Lot Number
- Point of Beginning
- Witness Corner
- Boundary Line
- Section Line
- Property Line
- Easement Line

NOTICE: I, the undersigned, being a duly qualified and licensed Surveyor in the State of Idaho, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey No. 3-2018-011594 and 2010151 for the Bow-Tie Estates Subdivision, Canyon County, Idaho, as shown on the plat of the Survey No. 3-2018-011594 and 2010151 to establish the overall boundary lines, and that the same are correct and true to the original survey and to the best of my knowledge and belief.



## NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF MINIMUM BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4501 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL, OPEN-SPACE, AGRICULTURAL, FACILITY OR LAND SHALL BE USED FOR ANY OTHER PURPOSE, INCLUDING RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OR RECREATIONAL PURPOSES, AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT WAS FIRST USED FOR SUCH PURPOSES. THE PURPOSE OF THIS SECTION IS TO PROTECT THE INTERESTS OF AGRICULTURE, AGRICULTURAL, FACILITY OR EXPANSION THEREOF, AND AN AGRICULTURAL, OPEN-SPACE, AGRICULTURAL, FACILITY OR EXPANSION THEREOF."
3. IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT THROUGH A UNASSIGNED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE CANYON CREEK SUBDIVISION HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-2004(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
4. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAMA, IRRIGATION, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
6. ALL LOTS WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
7. ALL LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SPRING SYSTEM.
8. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER ON WHICH THE FACILITY IS LOCATED. THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR STORM DRAINAGE FACILITIES INCLUDING ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
9. NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER INTO ANY EXISTING DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICTS MUNICIPAL SEWAGE TREATMENT SYSTEM.
10. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT MAKES THE SEVENTY FEET SETBACK REQUIREMENT.
11. A PORTION OF THE PROPERTY IS WITHIN THE "ZONE A" FLOODPLAIN PER PANEL NUMBER 16027002759 DATED 5/24/2011.

OWNER/DEVELOPER:  
CHRIS AND MARY JAGGERS  
425 W. JAGGERS LN.  
MIDDLETON, ID 83644

EVERY FAMILY REDEVELOPMENT TRUST  
MIDDLETON, ID 83644

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

EAGLE LAND SURVEYING, LLC  
100 W. MAIN ST., SUITE 200, MIDDLETON, ID 83644  
(208) 861-5114 | www.eaglesurveying.com

REVISION DATE: \_\_\_\_\_

SPEC. 26, T. 5 N., R. 2 W., B.M.

DATE	BY	REVISION	SHEET
8-20-22	PROJ/2023	21-014	1
2023	2023	21-014	2
2023	2023	21-014	3



**Notice of Neighborhood Meeting**  
**Pre-application requirements for a Public Hearing**

February 13, 2023

Dear Neighbor,

We are in the process of submitting an application to Canyon County Development Services. One of the requirements prior to submitting the application is to hold a "neighbor meeting" and provide information to our surrounding neighbors.

This meeting is for informational purposes and to receive feedback from you. This is not a public hearing. Once our application has been submitted and processed, a public hearing date will be scheduled.

**Place: 25744 Kingsbury Lane, Middleton Id 83644**

**Time: 7 PM**

**Date: Wednesday February 22, 2023**

We are asking for a rezone from AG to RR, Rural Residential. Intended use is for one house and out building on approx. 5.97 acres. Proposed access to property would be on Edna Road. The current home with approx. 5 acres will remain unchanged.

This is a pre-application requirement and Canyon County currently has no information on this project. If you have any question please contact **Chris @208-850-8390** or email **cjaggers.classics@gmail.com**

**In advance we would like to thank you for your time.**

Sincerely,  
Chris and Mary Jaggers

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone 208-454-7458 Fax 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

### SITE INFORMATION

Site Address:	Parcel Number:	237468012A1
City: Middleton, ID 83644	State: ID	ZIP Code: 83644
Notices Mailed Date: 2-13-2003	Number of Acres:	Current Zoning: AG
Description of the Request: Submitting a conditional rezone application that would rezone to RR. Proposed to develop 5.91 acres, 1 home & out building		

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Chris or Mary Jagers		
Company Name:			
Current address:	25744 Kingsbury Ln		
City: Middleton, ID	State: ID	ZIP Code: 83644	
Phone: 208-850-8390	Cell:	Fax:	
Email:	cjagers.classics@gmail.com		

### MEETING INFORMATION

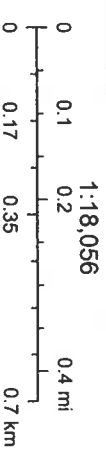
DATE OF MEETING: 2-22-2003	MEETING LOCATION: 25744 Kingsbury Ln
MEETING START TIME: 7:00 PM	MEETING END TIME: 7:30 PM

### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS
1. Preston Avery	[Signature]	25774 Kingsbury RD
2. Jason Wood	[Signature]	25612 Kingsbury RD
3. JOE SPALLER	[Signature]	25566 Kingsbury Rd
4. Martha Stubbs	[Signature]	25521 Kingsbury Rd
5. Robert Walker	[Signature]	25512 Kingsbury Rd
6. Lelanya Bacon	[Signature]	7360 Cedar Ln
7.		
8.		
9.		



## Planning & Zoning Applications Tracker







See Attachments

## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

✓ ☐ Applicant submitted/met for official review.

Date: 4/19/23 Signed: \_\_\_\_\_

Email  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

✓ ☐ Applicant submitted/met for official review.

Date: 4/26/23 Signed: \_\_\_\_\_

Email  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

☐ Applicant submitted/met for official review.

Date: 4/5/23 Signed: \_\_\_\_\_

Email  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

✓ ☐ Applicant submitted/met for official review.

Date: 4/25/23 Signed: \_\_\_\_\_

Email  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 3/9/23 Signed: \_\_\_\_\_

Email  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff



AGENCY LOCATION AND CONTACT		
<b>Southwest District Health</b>		
	Address	Phone Number
13307 Miami Lane, Caldwell		(208) 455-5400
<b>Highway Districts</b>		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
	Address	Phone Number
11331 W. Chinden Blvd., Boise		(208) 334-8300
<b>Fire Districts</b>		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Sieberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
<b>City Impact Area</b>		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

**From:** Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>  
**Sent:** Wednesday, April 19, 2023 3:30 PM  
**To:** 'Keri Smith' <kerikay@hotmail.com>  
**Cc:** Anthony Lee <Anthony.Lee@phd3.idaho.gov>  
**Subject:** RE: Jagger's Rezone and Subdivision application

Keri,

I reviewed the Jagger's Rezone and Subdivision application. SWDH will require the applicant to complete the Subdivision Engineering Review (SER). This process can be started by contacting Anthony Lee and scheduling a pre-development meeting. During this meeting Anthony will review the requirements with needed to lift sanitary restrictions or gain approval of IDAPA 58.01.03.

Thank you,  
Mitch

Check out our new online self-service portal here! [PORTAL](#)



**Mitch Kiester, MPH, CPM, REHS/RS | Program Manager | Southwest District Health**  
13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5321 | cell: 208.580.3953  
[Mitch.Kiester@phd3.idaho.gov](mailto:Mitch.Kiester@phd3.idaho.gov) | **Healthier Together** | [www.swdh.org](http://www.swdh.org)



**From:** Keri Smith <[kerikay@hotmail.com](mailto:kerikay@hotmail.com)>  
**Sent:** Wednesday, April 19, 2023 12:03 PM  
**To:** Mitch Kiester <[Mitch.Kiester@phd3.idaho.gov](mailto:Mitch.Kiester@phd3.idaho.gov)>  
**Subject:** Jagger's Rezone and Subdivision application

Hi Mitch! I hope all is well for you. I know how busy you guys must be still.

I am helping Chris and Mary Jagger's with a rezone of land to Rural Residential and a subdivision into two lots. I've attached information for your review. Please let me know if you have any questions or need anything else. All I need from you is an acknowledgement of the application, but information about water rights and transfers would be helpful. If there is anything else that we should consider as part of this rezone and land division we are also happy to hear that ahead of time as well so we are prepared for the hearing.

Can you let me know you received this email and a possible timeframe for a response? It's important because we thought we were ready to submit our application to the County, but found out that they needed this acknowledgment from applicable agencies prior to application submittal (new process).

Keri Smith  
Treasure Valley Planning

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MIDDLETON RURAL FIRE DISTRICT

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STAR FIRE PROTECTION DISTRICT

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## FIRE DISTRICT AGENCY ACKNOWLEDGMENT

DATE: April 26, 2023

FIRE DISTRICT: Middleton Rural Fire District

FIRE CODE OFFICIAL: Victor Islas, Deputy Chief 

PROJECT: Jagger Rezone and Subdivision Application

APPLICANT: Treasure Valley Planning – Kari Smith [kerikay@hotmail.com](mailto:kerikay@hotmail.com)

The pre-application meeting is held before planning and zoning hearings and or before building permit review process begins. It allows the applicant to discuss their proposed project with the local building department and receive guidance on the permit application process, zoning regulations, and other requirements. However, a pre-application meeting does not replace the official review provided by the fire district.

The applicant has been in contact with the Middleton Rural Fire District Fire Code Official and has set up a pre-application meeting that will be held on *Thursday, May 4, 2023, at 9:00 am*. A copy of the pre-application meeting notes will be provided to the applicant. It shall be the responsibility of the applicant to provide a copy to Canyon County Planning and Zoning.

**From:** Lenny Riccio <LRiccio@canyonhd4.org>  
**Sent:** Wednesday, April 5, 2023 2:08 PM  
**To:** Keri Smith <kerikay@hotmail.com>  
**Cc:** Chris Hopper <CHopper@canyonhd4.org>  
**Subject:** Re: Subdivision

Keri,

Showing Edna Lane with a 50' prescriptive easement plus slope easement as shown in the preliminary and final plat is fine. On the final plat for the slope easement call out, please add a reference to a note. Said note should include beneficiaries of the slope easement. Jeremy can consider using the language from Ryken Meadows.

*1.3. LOTS FRONTING FOOTHILL ROAD ARE SUBJECT TO A ROADWAY SLOPE EASEMENT FOR THE ROAD RIGHT-OF-WAY, IN FAVOR OF CANYON HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROADWAY SHOWN HEREON.*

Kingsbury ROW dedication still applies.

It appears Parcel 1's fence encroaches within the slope easement and roadway easement. Please add callout on preliminary plat to relocate that fence.

Additional comments may be made at time of formal review.

Regards,

Lenny Riccio, P.E.  
Transportation Planner  
Assistant District Engineer  
Canyon Highway District No. 4  
canyonhd4.org  
15435 Hwy 44  
Caldwell, ID 83607  
Phone: (208) 454-8135  
Fax: (208) 454-2008





**kerikay@hotmail.com**

---

**From:** Black Canyon Irrigation <bcid@blackcanyonirrigation.com>  
**Sent:** Tuesday, April 25, 2023 1:34 PM  
**To:** Keri Smith  
**Subject:** BCID - Plot Verification  
**Attachments:** Plot Verification - 2023-04-25T125245.681.pdf; Plot Verification - 2023-04-25T125126.206.pdf; scanner\_20230425\_125312.pdf; scanner\_20230425\_125236.pdf

Hello Keri,

I had Carl send me the information to better assist you. From what I could gather with speaking to Carl, it sounds like you would not need to go through the review process since it's only regarding the 2 lots and our minimum is a 3-lot split. I have attached the plot verifications for the Jagger's property and the Avery property along with our plat book drawings when we initially split the property. Jagger's did request that the Avery property only be allocated 1 irrigable acre which was approved in our Feb. board meeting earlier this year. By doing this perm. water transfer, the Jagger's did an in-house reclassification of the land that they were keeping. This is reflected on the plat book drawings that we have in our office. Please let me know if you need anything else.

Thank You

*Cheyenne Fernlund*

**Black Canyon Irrigation District**  
**P.O. Box 226**  
**Notus, ID 83656**  
**Phone (208)459-4141 ext. 5**

# Black Canyon Irrigation District

P.O. Box 226, Notus, Idaho 83656

Phone: 208-459-4141 FAX: 208-459-3428

## Plot Verification Form

Attention: Keri Smith  
By: Cheyenne 4/25/2023

File: \_\_\_\_\_  
Amount Good Thru: 6/20/2023

**It is the responsibility of the sellers and buyers to verify water rights with the district.**

Splits of parcels with water rights will be determined upon receiving recorded documents pertaining to this parcel. Assessments must be paid in full prior to parcel splits.

.....

<b>Plot #</b>	<b>0239-002-08</b>	<b>Total Amount Due:</b>	<b>\$191.00</b>
Customer #:	01253	Total Irrigable Acres:	4.000
Customer Name:	Jaggers, Chris M. & Mary L.		
Legal Description:	26-5-2, PART NW1/4		
Comments:			

.....

Billing Rates for: UNIT #2	
• Spring Assessment (February):	<u>\$35.25/ per acre</u> + Account Fee: <u>\$50.00</u>
• Fall Assessment (October):	<u>\$30.50/ per acre</u> + Account Fee: <u>\$50.00</u>
• Spring Billing - Delinquent June 20th With 2% Penalty	
• Fall Billing - Delinquent December 20th With 2% Penalty	
• <b>1% Interest Added the 20th of Each Month on Past Due Assessments</b>	

Parcels in combination over 40 irrigable acres are subject to the Reclamation Reform Act 1982. Forms need to be filed with the District office to avoid fines with the Bureau of Reclamation.

Generated on: 4/25/2023 12:51:17 PM

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# Black Canyon Irrigation District

P.O. Box 226, Notus, Idaho 83656

Phone: 208-459-4141 FAX: 208-459-3428

## Plot Verification Form

Attention: Keri Smith

File:

By: Cheyanne 4/25/2023

Amount Good Thru: 10/15/2023

**It is the responsibility of the sellers and buyers to verify water rights with the district.**

Splits of parcels with water rights will be determined upon receiving recorded documents pertaining to this parcel. Assessments must be paid in full prior to parcel splits.

.....

<b>Plot #</b>	<b>0239-002-09</b>	<b>Total Amount Due:</b>	<b>\$0.00</b>
<b>Customer #:</b>	<b>06112</b>	<b>Total Irrigable Acres:</b>	<b>1.000</b>
<b>Customer Name:</b>	Avery Family Revocable Trust, The		
<b>Legal Description:</b>	26-5-2, PART of W1/4NW1/4		
<b>Comments:</b>			

.....

Billing Rates for: UNIT #2	
• Spring Assessment (February):	<u>\$35.25/ per acre</u> + Account Fee: <u>\$50.00</u>
• Fall Assessment (October):	<u>\$30.50/ per acre</u> + Account Fee: <u>\$50.00</u>
• Spring Billing - Delinquent June 20th With 2% Penalty	
• Fall Billing - Delinquent December 20th With 2% Penalty	
• <b>1% Interest Added the 20th of Each Month on Past Due Assessments</b>	

Parcels in combination over 40 irrigable acres are subject to the Reclamation Reform Act 1982. Forms need to be filed with the District office to avoid fines with the Bureau of Reclamation.

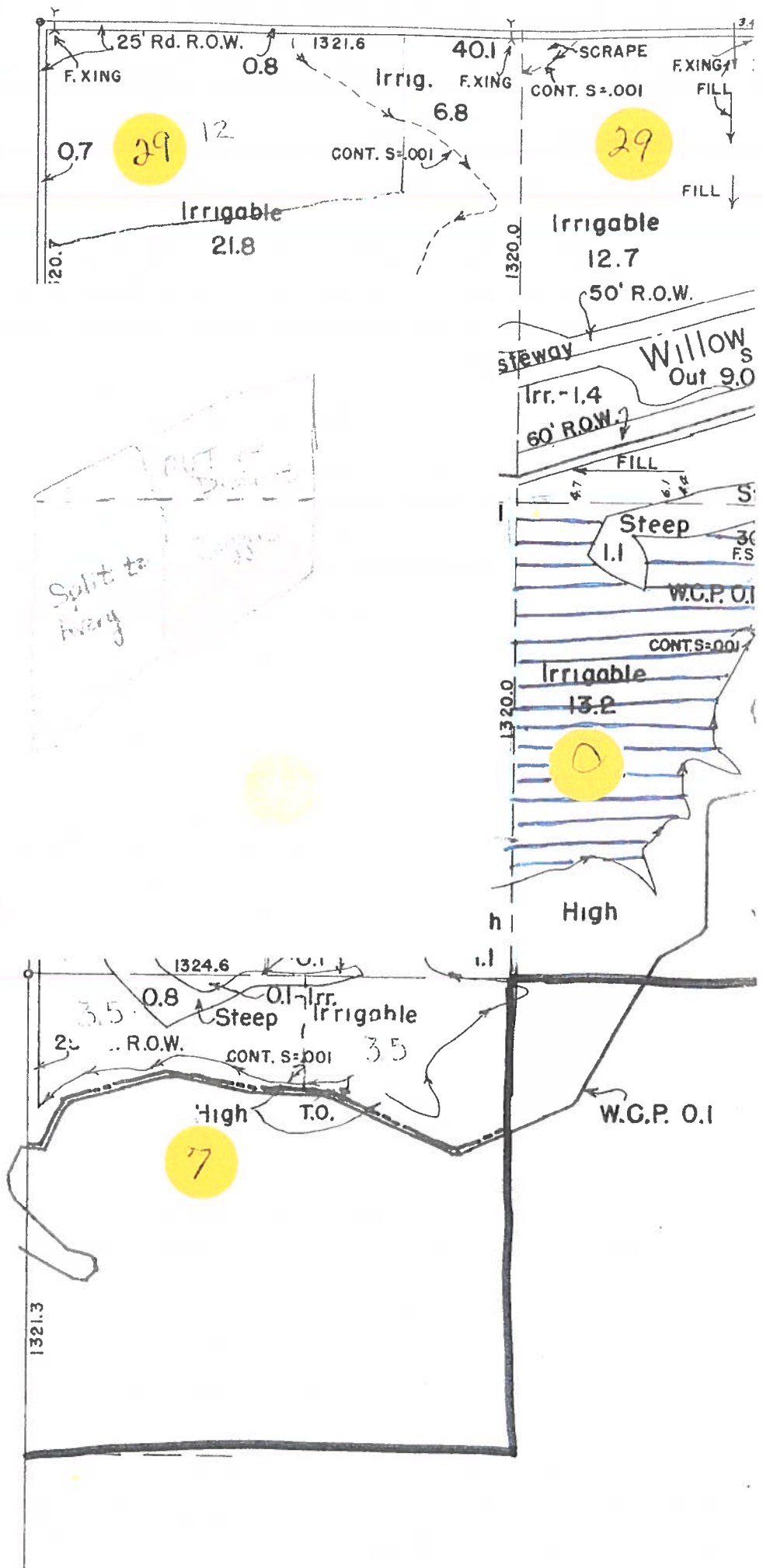
Generated on: 4/25/2023 12:52:41 PM

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- Perm = Perclassification
- Perm. Water Trans.

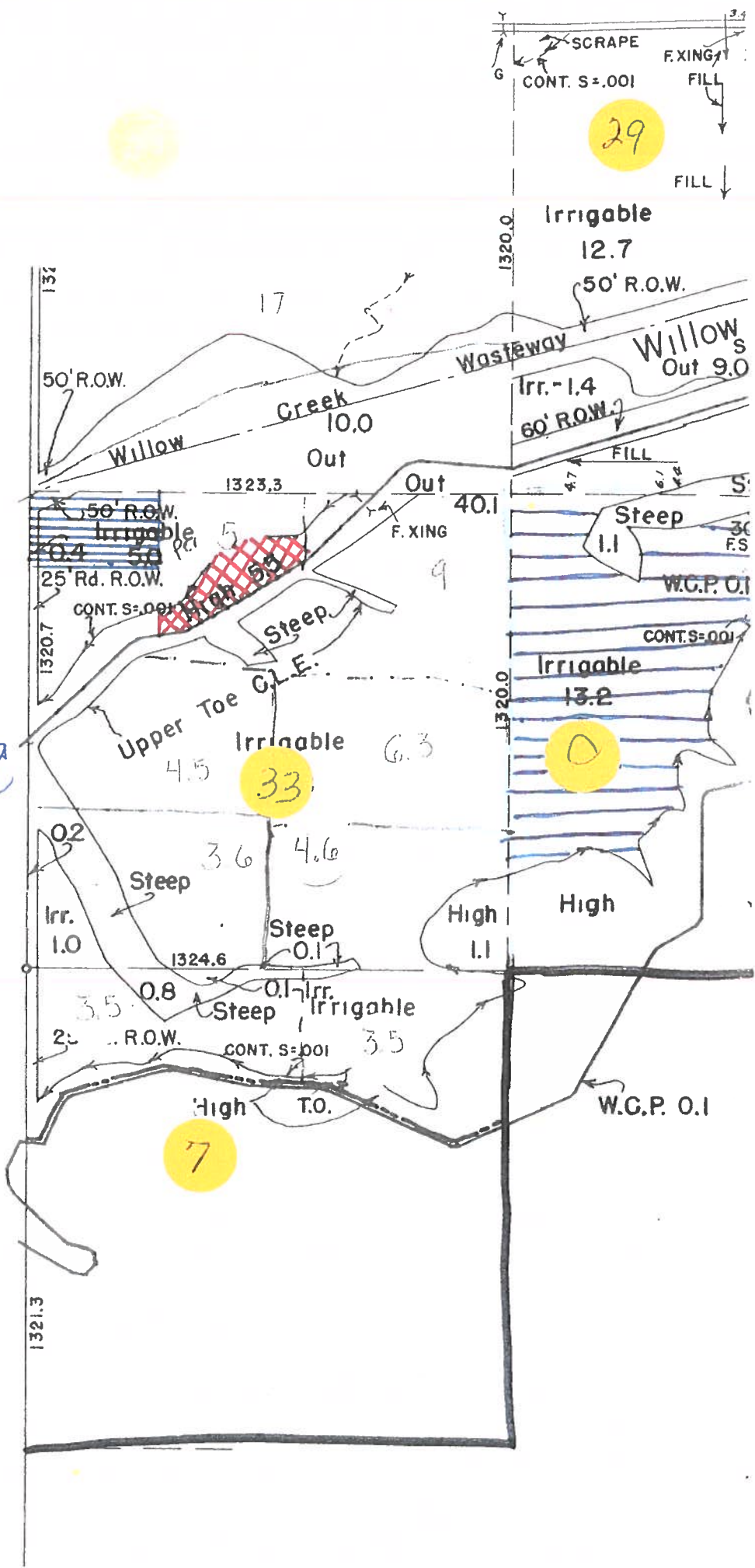
from Jagers before Sale to Avery



Blue = No Water Rights

Red = Reclassification  
Perm. Water Trans.  
from Jagers before  
Sale to Avery

O-Line Canal



**From:** Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Sent:** Thursday, March 9, 2023 12:11 PM  
**To:** Keri Smith-Sigman <[kerikay@hotmail.com](mailto:kerikay@hotmail.com)>  
**Subject:** RE: Jagers

Good afternoon, Keri. Looking at the request, I do not see any concerns from the City. We will send a formal review letter of support and recommendation to waive our subdivision requirements once we receive an Agency Transmittal from Canyon County.

Thanks.

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**  
[SNICKEL@STARIDAH.ORG](mailto:SNICKEL@STARIDAH.ORG)  
**208-908-5455**



**From:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Sent:** Tuesday, February 28, 2023 5:21 PM  
**To:** Keri Smith-Sigman <[kerikay@hotmail.com](mailto:kerikay@hotmail.com)>  
**Subject:** RE: Jagers

Hi Keri,

I will forward this onto our Planning Director Shawn Nickel. Shawn can be reached at 208-908-5455 and email is [snickel@staridaho.org](mailto:snickel@staridaho.org)  
Thank you.

Sincerely,

**Barbara Norgrove**  
**City of Star**  
**Planning & Zoning Direct line 208-908-5453**  
[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)

Star Motto: "The Brightest Jewel in the Gem State!"

This message has been sent to you as official business of the City of Star. This E-mail and any attachments may be considered confidential. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. If you have received this communication in error, please reply to the sender and then immediately delete it. Thank you for your cooperation.

**PUBLIC RECORD NOTICE: All communications transmitted within the City of Star Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.**

**From:** Keri Smith-Sigman <[kerikay@hotmail.com](mailto:kerikay@hotmail.com)>  
**Sent:** Tuesday, February 28, 2023 5:08 PM  
**To:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Subject:** Fwd: Jagers

Good afternoon. I spoke with you last week about obtaining a waiver of subdivision improvements for the attached property/subdivision. As mentioned, this property within the Star Impact area in Canyon County. We are applying for a rezone to R-R with a Preliminary and Final Plat application. A flood study was also completed for this property to determine a BFE for lot 2. Lot one is already built out with a Single Family Residence and accessory buildings. We are seeking a waiver of all subdivision improvements and to just meet the standards for platting in compliance with the Canyon County subdivision ordinance. Please let me know if you have any questions or concerns. Can you also let me know how soon a decision can be made on this? A letter from Star would suffice for our application to the County as well.

Thank you

Keri K. Smith





1907 17th Street Southeast  
Minot, ND 58701  
701.837.8737  
www.ackerman-estvold.com

## TECHNICAL MEMORANDUM

To: File

From: Ackerman-Estvold

Date: October 6<sup>th</sup>, 2022

Re: BFE Determination, 25744 Kingsbury Road, Middleton, ID

The purpose of this Memorandum is to document a BFE determination at 25744 Kingsbury Road, Middleton, ID. This exercise is necessary because the property is located within a Zone A area along Willow Creek in Canyon County, Idaho. Figure 1 is a FIRMette on which the property is located based on FIRM Panel 16027C0275F (reference 1). Two methods consistent with the FEMA Document 265, *Managing Floodplain Development in Approximate Zone A Areas* (reference 2) were conducted including:

1. Contour interpolation method (simplified method)
2. Step-backwater analysis using HEC-RAS (detailed method)

### Contour Interpolation Method

The contour interpolation method includes superimposing the Special Flood Hazard Area delineation over a contour map and drawing a cross section at the building location across the delineated floodplain. The ground elevation at the edge of water is determined by interpolation between the contours at each end of the cross section. The method also states that 1/2 the contour interval should be added to lower ground elevation to determine the BFE.

The FIRM database (NFHL\_16027C, dated 05/25/2022) was downloaded from the Map Service Center website. This was superimposed over a USGS Quad map. The floodplain delineation generally conforms to the contour lines of the map but did not match up with survey data collected by Eagle Landing Survey, LLC. Due to this discrepancy, it was determined that Contour Interpolation would not produce an accurate base flood elevation. For this reason, the Step Backwater methodology utilizing HEC-RAS will be used to determine the base flood elevation.

## Step Backwater Analysis using HEC-RAS

The best available terrain data for this area appears to be the 10-meter NED data available from the USGS website (Reference 5). According to the website, this data has an accuracy of 2.44-meters (8-feet) and with a vertical datum base on NAVD 88. This data could be enhanced using survey data and the site topographic plan based on survey.

Based on the site topographic plan the difference between the NED elevation data and the site survey is approximately 5-feet, with the survey data being higher. For use in the development of a HEC-RAS model, the NED elevation data was adjusted upward by 5-feet. In addition to the site topographic mapping, additional survey was obtained for Kingsbury Road, the Willow Creek bridge at Kingsbury Road, and channel cross sections of Willow Creek. This survey data was used to create a surface that was combined with the NED data using the RAS Mapper tool in HEC-RAS version 6.1. To determine the BFE, a detailed HEC-RAS model was developed for this portion of Willow Creek. Cross sections were "cut" from the modified NED-Data. The location of these cross sections is shown on Figure 2.

The discharge rate for the 1%-annual chance event was determined for Willow Creek as part of the Flood Insurance Study and is shown in Table 2 of that document. The discharge was determined to be 2,700 cfs for both the Upper and Lower Willow Creek. HUC-10 boundaries and the NED-data were utilized to delineate a drainage area for the bridge at Kingsbury Road. This delineation is shown on Figure 3. Using the drainage area ratio adjustment method listed in the USGS Scientific Investigations Report 2016-5083, a peak flow rate of 2,480 cfs was determined and used for this analysis. The calculations for this method are provided below.

$$Q_{AEP,U} = Q_{AEP,G} \left( \frac{DA_U}{DA_G} \right)^{exp_{AEP}} \quad 1$$

where

$Q_{AEP,G}$  is the AEP peak flow for the streamgage, in cubic feet per second;

$DA_U$  is the drainage area at the ungaged site, in square miles;

$DA_G$  is the drainage area at the streamgage, in square miles; and

$exp_{AEP}$  is the regression coefficient or slope for a GLS regression between the log of the AEP peak flow and the log of the drainage area.

$$Q = 2,700 \text{ cfs} * \left( \frac{73.76 \text{ sq mi.}}{82 \text{ sq mi.}} \right)^{0.813} = 2,477.26 \rightarrow 2,480 \text{ cfs}$$

The USGS tool Stream Stats determined a 1% annual chance event flow rate of 1,870 cfs using the USGS Regional Regression equations, but this value was discarded due to the Mean Annual Precipitation and the Forest Land Cover parameters being outside of the suggested ranges.

Because the Willow Creek channel does not appear in the NED-data, the terrain modification tool in RAS Mapper was used to extend the shape of the surveyed channel upstream and downstream of the property. The downstream boundary condition for this model was assumed to be normal depth at 0.45%. Manning's n roughness coefficients were estimated to be 0.08 for the wooded channel and 0.04 for the overbank. These are conservative values in that they will result in a higher computed water surface elevation than smaller Manning's roughness values.

### Results of Detailed Modeling

The results of the detailed modeling are included in Table 1 below.

River Station (Cross Section)	Computed Water Surface Elevation (feet)
3209.134	2539.64
2657.162	2536.66
2493.31	2535.68
2028.951	2533.29
1694.89	2533.03
Kingsbury Road Bridge	
1650.385	2532.01
1414.82	2530.83
864.725	2528.29

*Table 1: HEC-RAS Results*

### Recommendations

Because FEMA generally issues a BFE information for single lots based on the most upstream limits of the BFE at the most upstream limits of the lot, it is recommended that the assumed flood elevation for the building be chosen to be 2535.7. At a minimum the lowest floor (including crawl space or basement) of the building needs to be above the BFE, if the owner is to avoid mandatory flood insurance requirements. In addition, Canyon County floodplain ordinance requires 2-feet of freeboard above the before for locations do not have an elevation specified on the FIRM. Based on this ordinance any structure built on this property should have a low floor elevation of 2537.7.

**References**

1. Federal Emergency Management Agency Map Service Center.  
<https://msc.fema.gov/portal/advanceSearch>
2. Federal Emergency Management Agency (1995), *Managing Floodplain Development in Approximate Zone A Areas, A guide for Obtaining and Developing Base (100-year) Flood Elevations*. FEMA 265. July.
3. Federal Emergency Management Agency (2019), *Flood Insurance Study, Canyon County, Idaho and Incorporated Areas*, Revised May 25, 2022.
4. Chow, V.T. (1959), *Open-Channel Hydraulics*, McGraw-Hill Book Company, New York.
5. USGS NED Websites referenced: <https://datagateway.nrcs.usda.gov/>,  
[https://www.usgs.gov/core-science-systems/eros/topochange/science/accuracy-assessment-elevation-data?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/core-science-systems/eros/topochange/science/accuracy-assessment-elevation-data?qt-science_center_objects=0#qt-science_center_objects),  
[https://www.usgs.gov/faqs/what-vertical-accuracy-3d-elevation-program-3dep-dems?qt-news\\_science\\_products=0#qt-news\\_science\\_products](https://www.usgs.gov/faqs/what-vertical-accuracy-3d-elevation-program-3dep-dems?qt-news_science_products=0#qt-news_science_products), and [https://www.usgs.gov/faqs/what-are-projection-horizontal-and-vertical-datum-and-resolution-3d-elevation-program-3dep?qt-news\\_science\\_products=0#qt-news\\_science\\_products](https://www.usgs.gov/faqs/what-are-projection-horizontal-and-vertical-datum-and-resolution-3d-elevation-program-3dep?qt-news_science_products=0#qt-news_science_products).

**Attachments:**

1. HEC-RAS Results
2. Survey

**Electronic Attachments:**

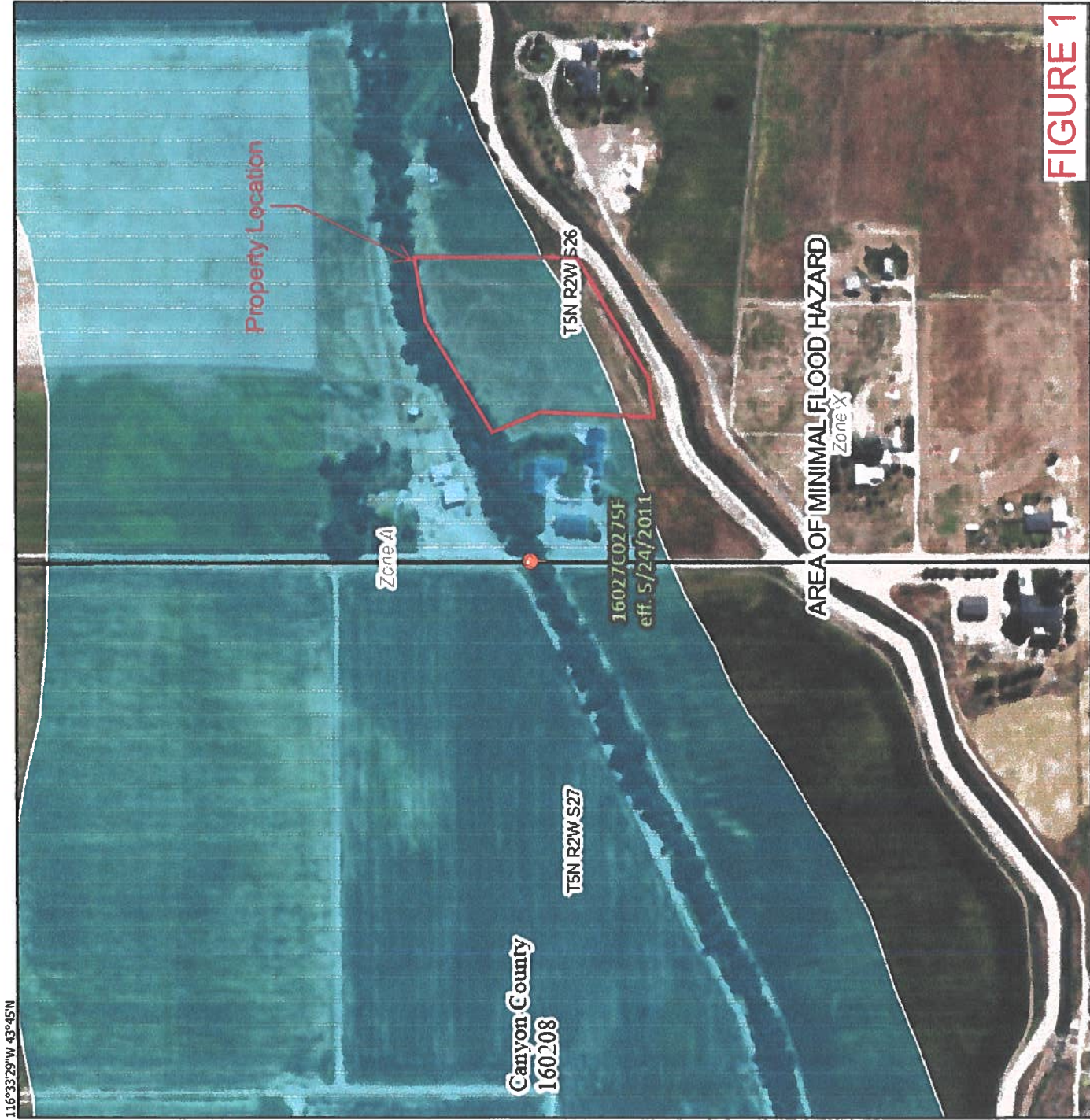
1. HEC-RAS model



# National Flood Hazard Layer FIRMette



116°33'29"W 43°45'N



**FIGURE 1**

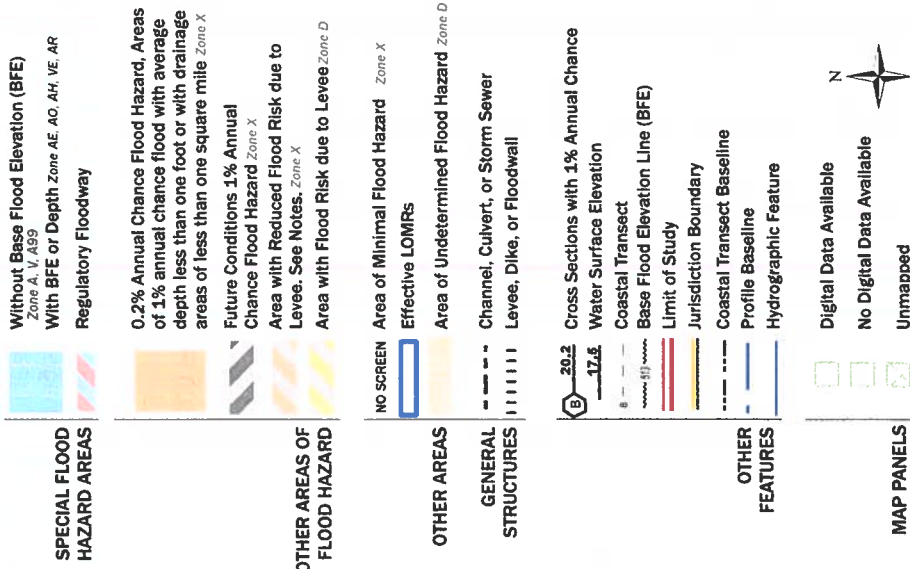
0 250 500 1,000 1,500 2,000 Feet

116°32'51"W 43°44'34"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



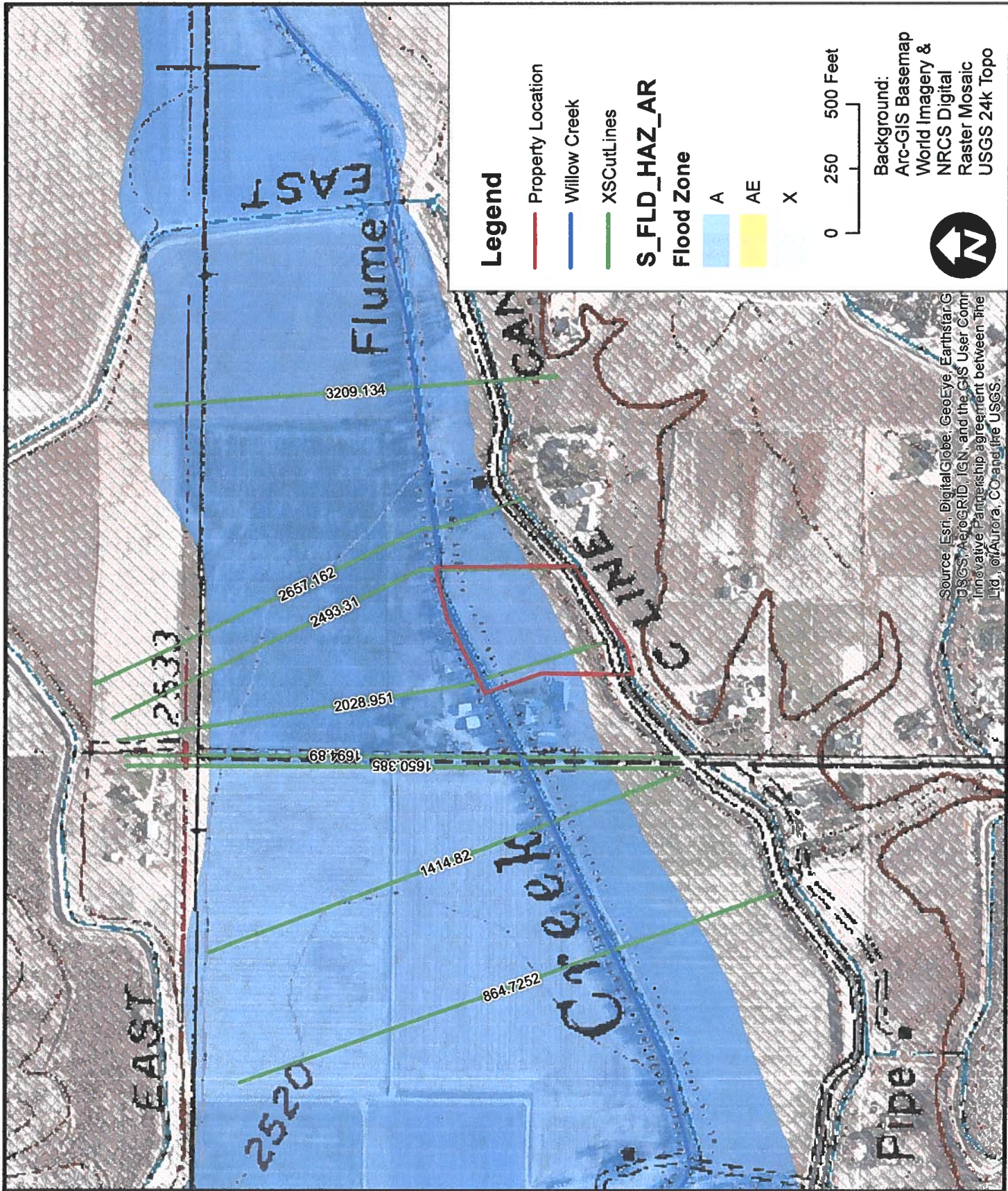
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# 25744 KINGSBURY ROAD BFE DETERMINATION HEC-RAS CROSS SECTIONS

Project Name:  
KINGSBURY ROAD

Project No:  
R22186

Scale:  
1:6000

Date:  
10/6/2022

Drawn By:  
DPW

Appr. By:  
DPW

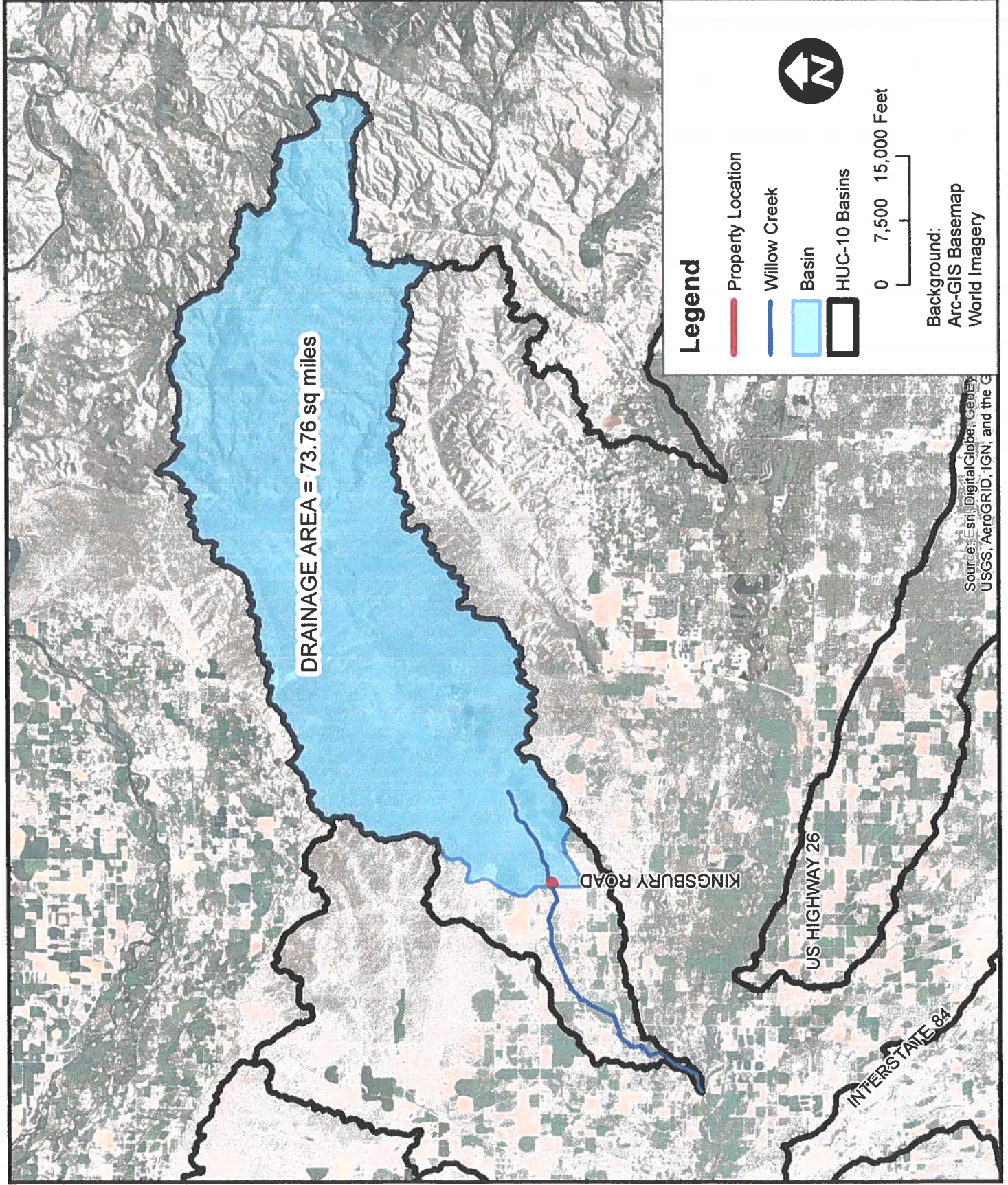
FIGURE 2



FIGURE 3

25744 KINGSBURY ROAD  
BFE DETERMINATION  
WATERSHED DELINEATION

Project Name:	KINGSBURY ROAD
Project No:	R22186
Scale:	1:180,000
Date:	10/6/2022
Drawn By:	DPW
Appr. By:	DPW





HEC-RAS Plan: BFE River: Willow Creek Reach: Willow Creek Profile: 100-year

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Willow Creek	3209.134	100-year	2480.00	2527.41	2539.64		2540.19	0.008668	6.13	459.23	268.96	0.39
Willow Creek	2657.162	100-year	2480.00	2523.34	2536.66		2536.95	0.004065	4.67	634.41	267.68	0.27
Willow Creek	2493.31	100-year	2480.00	2522.13	2535.68	2529.88	2536.11	0.006414	5.25	478.36	452.08	0.34
Willow Creek	2028.951	100-year	2480.00	2519.53	2533.29	2527.22	2533.61	0.004467	4.57	557.98	462.66	0.29
Willow Creek	1694.89	100-year	2480.00	2518.12	2533.03	2525.91	2533.06	0.00656	1.69	1674.60	820.35	0.11
Willow Creek	1672.638	Bridge										
Willow Creek	1650.385	100-year	2480.00	2514.75	2532.01		2532.28	0.003719	4.19	616.98	204.02	0.25
Willow Creek	1414.82	100-year	2480.00	2514.52	2530.83	2522.87	2531.25	0.004765	5.17	479.75	918.67	0.28
Willow Creek	864.7252	100-year	2480.00	2511.78	2528.29	2520.13	2528.69	0.004508	5.06	489.88	886.85	0.27



## Canyon County Parcel Information

**Parcel Information**

Parcel #: **R37468012A0**  
 Site Address: 25744 Kingsbury Ln  
 Middleton ID 83644  
 Owner: Avery Family Trust  
 Owner Address: 250 Valli Hi Rd  
 Eagle ID 83616  
 Twn/Range/Section 05N / 02W / 26 / NW  
 :  
 Parcel Size: 5.00 Acres (217,800 SqFt)  
 Lot Dimensions: Front: 0 / Depth: 0  
 Irrigation Dist: Non-District Area  
 Plat/Subdivision:  
 Lot:  
 Block:  
 Census 021903 / 2058  
 Tract/Block:  
 Waterfront:  
 Levy Rate: 0.0045  
 Assessment Year: 2022  
 Total Land Value: \$233,240.00  
 Total Impr Value: \$929,900.00  
 Total Value: \$1,163,140.00

**Tax Information**

Tax Year	Annual Tax
2022	\$4,710.48
2021	\$5,882.68
2020	\$5,935.12

**Legal**

26-5N-2W NW TX 23024 IN NW

**Land**Land Use: 31H - 31h Res Imp On  
10

Zoning:

Neighborhood: 240000

School District: 765 Middleton School Dist

Recreation:

**Improvement**

Year Built: 2002	Bldg Type: 12 - 1 Story (1985-2009)	Building Use: DWELL
Stories: 1	Bedrooms: 4	A/C: Ac
Bathrooms: 3.5	Full Baths: 3	Half Baths: 1
Finished Area: 4,142 SqFt	Bsmt Fin Area: 0 SqFt	Bsmt Unfin Area: 0 SqFt
Exterior Walls: Vinyl Siding	Roof Style: 3	Roof Covering: Enamel steel
# Dwellings: 1	Carport: 0 SqFt	Garage SqFt: 2 Car 528 SqFt
Pool: No	Deck: 0 SqFt	# of Buildings: 3

**Transfer Information**

Rec. Date: 01/17/2023

Doc Num: 1447

Doc Type: Deed

Owner: Avery Family Trust

Grantor: JAGGERS CHRIS M & MARY L

Orig. Loan Amt:

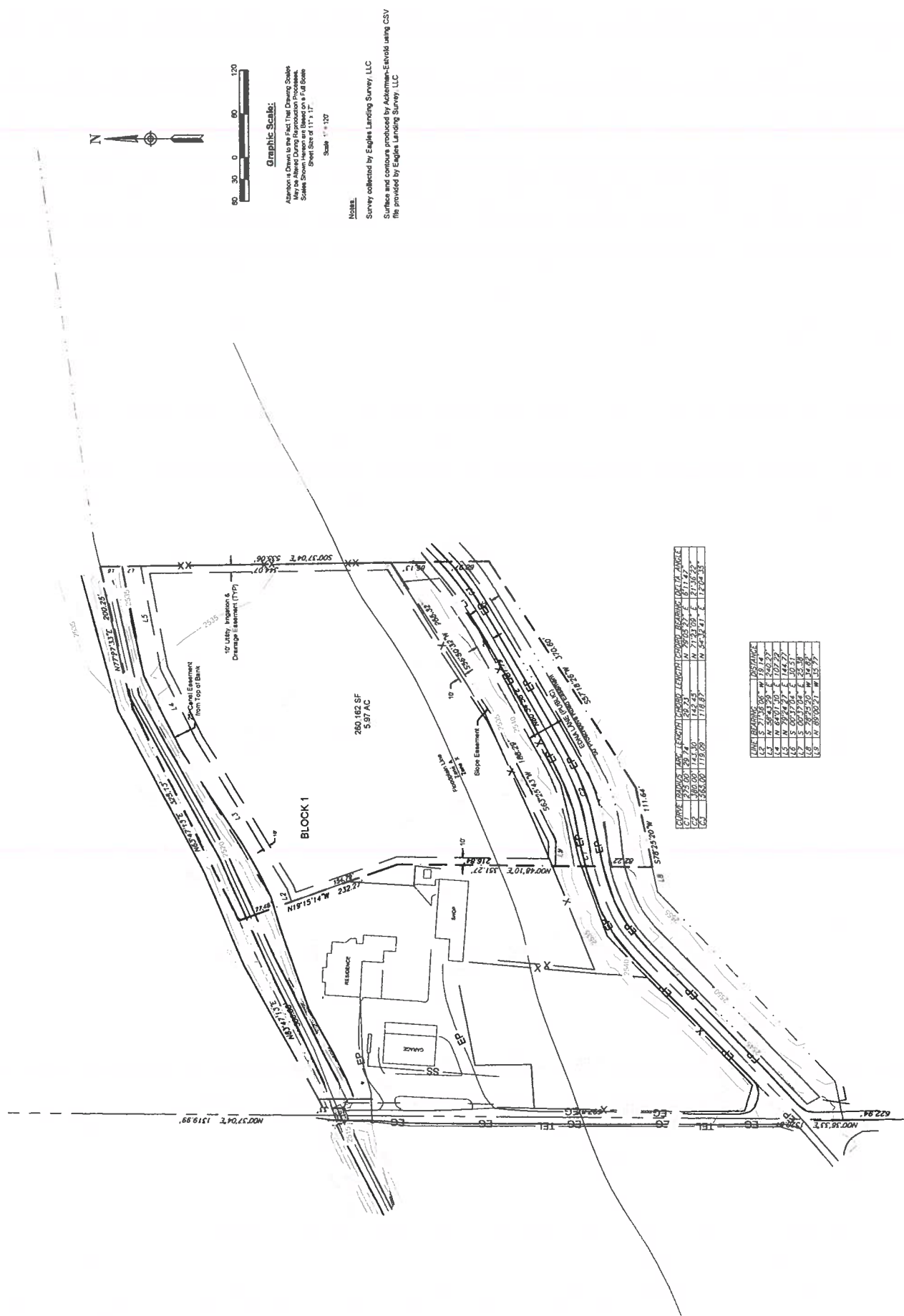
Title Co: PIONEER TITLE CO

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May Be Altered During Reproduction Processes. Scales Shown Herein are Based on a Full Scale Sheet Size of 11" x 17"

Scale 1' = 120'

**Notes:**

Survey collected by Eagles Landing Survey, LLC  
Surface and contours produced by Ackerman-Estoid using CSV  
file provided by Eagles Landing Survey, LLC

	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00	29.78	29.73	N 79°05'27" E	6°11'47"
C2	380.00	143.30	142.45	N 71°33'09" E	21°36'22"
C3	565.00	110.00	118.83	N 56°12'41" E	27°04'33"

LINE	BEARING	DISTANCE
1	S 71° 16' 06" W	19.14
2	N 58° 43' 29" E	240.27
3	N 64° 01' 10" E	107.22
4	N 79° 24' 27" E	144.77
5	S 00° 37' 04" E	30.51
6	S 00° 37' 04" E	25.38
7	S 78° 25' 20" W	14.82
8	N 20° 00' 00" E	15.97

**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78941

**Date:** 4/28/2023

**Date Created:** 4/28/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Chris and Mary Jagers

**Comments:** RZ2023-0003; SD2023-0012; SD2023-0013

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Final Plat	RZ2023-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	RZ2023-0003	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2023-0003	\$950.00	\$0.00	\$0.00

**Sub Total:** \$3,740.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,740.00

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	104	\$3,740.00

**Total Payments:** \$3,740.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** pdilbeck